

**ECKERSLEY HALL BUILDING COMMITTEE
MONDAY, MARCH 26, 2012
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Phil Pessina, Trevor Davis, Augie DeFrance, Ed Dypa, Ryan Kennedy, Ed Monarca, Larry Riley, Bill Wasch
Members Absent: Annabelle Malone
Others Present: Beth Lapin, John Marion, George Zepko, Ron Organek, Ed Rubacha, Larry Owens, Phil Cacciola, Officer Bill Warner, and Donny Atkinson (Middletown Eye)
Guests: John Ireland and Chris Nardi, Silver/Petrucelli

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:03 PM at the Police Department Community Room. Discussion of a change to previously approved meeting dates in January 2013 was tabled because the entire committee was not present.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the March 12, 2012 minutes. Augie DeFrance made the motion to accept them, seconded by Ed Dypa. The vote to approve was eight in favor, none opposed, one abstention.

**3.0 FINANCIAL REPORT
FINANCIAL STATEMENT**

Beth Lapin reported that she met with Lynda MacPherson from the City's finance office and Christine Bourne, financial analyst from Recreation Department. Lynda explained that funds allocated for salary, contingency, and miscellaneous expenses are line items within the General Fund Contribution account. She also located the donations account, which will be included in future statements that Christine prepares for the committee.

BUDGET ITEMS

There are no new budget items.

4.0 PUBLIC COMMENTS

There were none.

5.0 OLD BUSINESS

SENIOR/COMMUNITY CENTER PLAN: REVIEW AND APPROVAL

John Ireland introduced their presentation by describing a report, which contained all information presented thus far, plus narrative related to electrical and mechanical systems, which was provided to committee members.

Using a power point presentation of the Senior/Community Center plans, Chris Nardi highlighted changes from versions seen previously by the committee.

Site Plan: Chris showed the bus loop, entering at the current curb cut, dropping down and then leaving via Durant Street. The northern lot entrance was now off Birdsey Avenue and independent from southern lot. He pointed to an increased number of handicapped slots, positioned near pedestrian access ramp. Service entrance and equipment, enclosed in fence and surrounded by vegetation, were at the current service ramp location. He indicated the existing ramp would extend northerly to access the patio and regulation-sized bocce court to avoid dumpsters. Several trees would be lost to parking, but new ones are proposed and the site's largest tree would be retained near the patio. Condensers, to be located outside near existing boiler room, would also be fenced and buffered with vegetation. Questions led to clarifications that the ramp on exiting veterans building would remain, street parking would be depicted in future drawings, additional handicapped parking could be added later, and the current chain link fence would be removed and the entire area resurfaced.

Lower Level: Chris said they added doors into dinning room and leading to the south entrance with magnetic hold that could be either open or closed and would auto shut with fire alarm. He pointed out the location of the required handicap drinking fountain. The open office would seat six, including receptionist, printer, two private office (municipal agent and senior administrator). Ed D asked about police substation and Ron said Chief McKenna indicated it was optional, dependent upon space. Questions resulted in the following suggestions: add a second door to municipal agent office; add wardrobe cabinet in open office for paper supplies; depict the grander staircase later.

Upper Level: Chris indicated the addition of a deep basin sink in art room. Questions led to decisions to add sinks in multi-purpose rooms; and put closets for tables across from the other rooms (not the elevator) and have them open into the multi-purpose rooms.

Exterior Elevation: Chris described minimal sunburst design canopy, which respects the historical nature of the existing building. There would be new double doors with more glazing. He then showed several renderings that showed matching tan stone capped retaining wall and eight light wells over arts and crafts and the library and the interior lobby area.

Cost: estimate is the same as previous versions.

Discussion led to removing the janitor's closet and using the space for an additional urinal in the downstairs bathroom; widening the bus drop-off to handle two cars, in case one was still dropping off; and using molded, non-institutional hand railings.

The committee commended SP+A for their outstanding work in taking a challenging site and designing a center that was warm, welcoming, and incorporated all of the senior center needs.

Larry Riley made a motion to accept the Senior/Community Center plan (Option 5 revised) as presented by SP+A. Seconded by Ed Monarca, the vote was unanimous.

APPLE REHAB LETTER OF INTENT

Ron asked if SP+A were able to find out the cost of flooring for the Apple Rehab staff. John indicated it ranged from \$10 to 12 per square foot. The ultimate cost depends what needs to be

done to the sub-floor and how much cushion is added. The flooring, permanently placed, has a life expectancy in the twenty-year range.

SOLAR LIGHTING UPDATE

Don Anderson from SunSpot visited the building, reviewed the attic, and calculated that eight units would take care of the entire building. The entire cost of materials and installation would be covered by solar points earned by and available to Middletown. Ron described the mechanism: using prisms, light travels down an extreme reflexive tube and is distributed throughout the room. A lamp in the fixture turns on when there isn't enough natural light. Each tube is four by four feet and is leak-proof if properly installed. They can be viewed at Goodrich Tire warehouse in Berlin.

6.0 NEW BUSINESS

STATE HISTORIC BUILDING LISTING

Ron reported that a consultant is hopefully under contract to perform the historic review. Jan Cunningham was scheduled to be in the building, photographing everything, last Friday.

COMMON COUNCIL SPECIAL WORKSHOP MAY 1

Ron indicated that the special Council meeting for 6:30pm on May 1 will be the first opportunity to share plans for the Middletown Senior/Community Center with Council members. All building committee members should plan to attend. Ron will give introductory remarks and SP+A (possibly Dean and Bill) will give a forty-five minute presentation and then answer questions. The committee suggested that SP+A prepare one or two more renderings, as they provide a clear image of their vision. Ron indicated it was critical that a large contingency of seniors attend this special workshop and voice their opinions.

Related to this, Ron reported that the Mayor wanted the committee to know that he is considering a city hall addition that would incorporate a senior/community center. He has hired an architect to do some preliminary work and requested input from building committee. Ron asked the Mayor to explain his plan at the May 1 meeting after the building committee's presentation.

In discussion that followed, the committee understood the need for more office and meeting space and supported an addition to city hall to accomplish that. There was concern that space was inadequate for a senior/community center. They asked Ron to invite the Mayor to the April 9 meeting to present his thoughts and plans related to that concern.

If the Mayor is unable to come to the April 9th meeting, the next Eckersley Hall building committee meeting will be April 23.

7.0 OTHER BUSINESS

There was no other business.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Larry Riley and seconded by Ryan Kennedy, the vote was unanimous and the meeting adjourned at 7:28 PM.